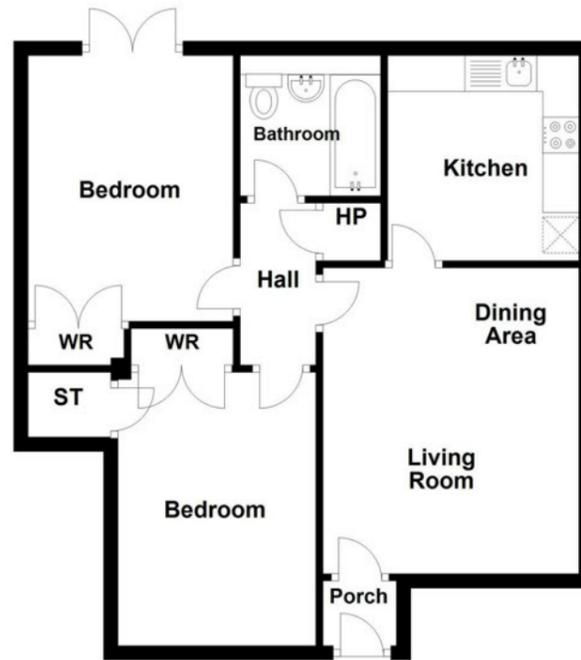




Ground Floor

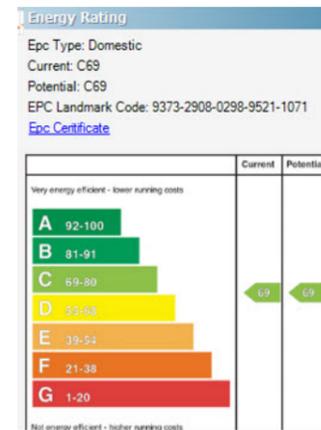
Approx. 56.7 sq. metres (610.1 sq. feet)



Total area: approx. 56.7 sq. metres (610.1 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

40 Upper Malone Park



Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 North Down - 028 90 42 4747
 Lisburn - 028 92 66 1700
www.templetonrobinson.com



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This spacious ground floor apartment occupies an excellent location within this extremely popular development and is only a stone's throw from many local amenities including Dub Stores, Barnetts Park and public transport links.

The property offers bright well presented accommodation comprising generous lounge with open fire, fitted kitchen with a good range of storage cupboards, two well proportioned bedrooms; master with patio door access onto rear garden and white bathroom suite. Additionally there is an enclosed rear garden, a perfect place to relax or entertain including two car parking spaces to the front and additional visitor spaces to the side.. Recent sales in this particular development have proved extremely desirable and should appeal to a wide range of buyers thus early viewing is encouraged.

**Offers Over
£146,950**

Apt 40 Upper Malone Park,
BELFAST,
BT9 6PP

Viewing by
appointment with
& through agent
028 9066 3030

Apt 40 Upper Malone Park,
BELFAST,
BT9 6PP

Property Features

- Attractive Well Presented Ground Floor Apartment in a Much Sought After Development
- Bright Spacious Lounge With Open Fire
- Fully Fitted Kitchen With Good Range Of Units
- Two Well-Proportioned Bedrooms With Built-In Storage
- White Three Piece Bathroom Suite
- Gas Heating/uPVC Double Glazing
- Paved Parking To The Front For Two Cars and Additional Visitor Spaces to the Side
- Enclosed Rear Garden
- Excellent Location, Situated Close To Many Local Amenities Including Shops, Local Schools And Lady Dixon Park

Location:

From Upper Malone Road after Dub Stores turn into Upper Malone park on the right hand side.

Property Comprises

Ground Floor

HALLWAY: uPVC front door to . . .

LIVING ROOM: 14' 0" x 11' 7" (4.27m x 3.53m) Feature fireplace with slate hearth and gas insert, carpeted.

KITCHEN: 9' 5" x 8' 8" (2.86m x 2.64m) Range of high and low level units, stainless steel sink unit with mixer tap, plumbed for washing machine, part tiled walls, vinyl flooring.

BATHROOM: 6' 6" x 6' 6" (1.99m x 1.99m) Three piece white suite, low flush wc, wash hand basin with overhead electric shower, part tiled walls.

BEDROOM (1): 12' 6" x 9' 2" (3.81m x 2.79m) Carpeted, built-in robe.

BEDROOM (2): 12' 2" x 9' 3" (3.7m x 2.83m) Carpeted, uPVC patio doors onto enclosed rear garden, built-in robe.

Outside

Enclosed rear garden. 2 parking spaces to front.

Management company

MB Wilson & Co

Service Charge

£53.00 per month

